

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0124 (Parmer Business Park)

Z.A.P. DATE: February 7, 2017
March 7, 2017

ADDRESS: Southwest Corner of East Howard Lane and Harris Ridge Boulevard

DISTRICT AREA: 1

OWNER/APPLICANT: Karlin McCallen Pass, LLC (Matthew Schwab)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle)

ZONING FROM: LI-PDA **TO:** LI-PDA **AREA:** 52.986 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area District zoning, with conditions.

In addition, if the requested zoning is granted, up to 70 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard through a street deed prior to third reading at City Council in accordance with the Austin Metropolitan Area Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/07/17: Postponed to March 7, 2017 at the staff's request by consent (9-0, B. Greenberg and J. Kiolbassa-absent); G. Rojas-1st, B. Evans-2nd.

3/07/17: Approved staff recommendation of LI-PDA zoning, with additional conditions for no outdoor amplified sound and to require a TIA at the time of Site Plan (10-0); B. Greenberg-1st, B. Evans-2nd.

DEPARTMENT COMMENTS:

The site under consideration is part of a larger approximately 300 acre tract of land located at the southwest corner of East Howard Lane and Harris Ridge Boulevard. The property is currently undeveloped and sparsely vegetated. In this rezoning request, the applicant is asking for an amendment to the conditions the Planned Development Area (PDA) overlay in Ordinance No. 980226-G (Please see Attachment B) for the property described as Lots 6 and 14 of the Parmer Business Park Subdivision to 1) allow multi-family residential use in accordance with MF-3 development standards and 2) to allow a cocktail lounge use so long as it is less than 10,000 square feet on the property (Please see Zoning Request Letter-Attachment A).

The staff recommends the applicant's request to amend the Planned Development Area overlay, with conditions. The proposed conditions are a 6,000 sq. ft. limit to the requested cocktail lounge use, to permit only one restaurant/cocktail lounge use on the site, and to implement a 175 foot setback between industrial uses and multifamily residential uses on this property and from the property line of any adjacent property that is used for industrial uses. The staff is recommending LI-PDA zoning for this site because of the commercial character of the area and because the property fronts onto and will

take access to two major arterial roadways. The proposed zoning will permit the applicant to provide housing opportunities and commercial services in an area with a variety of commercial and industrial employment centers along East Howard Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Undeveloped
<i>North</i>	LI-PDA	Single Family Residences
<i>South</i>	LI-PDA, LR-CO, SF-2	Undeveloped, Single Family Residences (Harris Ridge Owner's Association)
<i>East</i>	GR, LO-CO, SF-2	Service Station/General Retail Sales (Convenience)/ Food Sales (Chevron), Undeveloped Tract, Single Family Residences (Harris Ridge Owner's Association)
<i>West</i>	LI-PDA	Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS: Pflugerville I.S.D.

Dessau Elementary School
Delco Primary School
Dessau Middle School
Connally High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Bike Austin
Friends of Austin Neighborhoods
Harris Glen Homeowners Association
Harris Ridge Owner's Association
Harris Ridge Phase IV
Homeless Neighborhood Association
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group
Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0139 (1100 East Howard Lane)	I-RR to LI	1/2/04: Approved staff's recommendation of LI-CO zoning, with a 2,000 vtpd and adding a condition of no Adult Oriented Businesses, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	12/02/04: Approved LI-CO (7-0); all 3 readings
C14-04-0120	I-LI to LI	9/7/04: Approved staff's recommendation of LI-CO by consent (8-0, J. Martinez-absent)	10/21/04: Approved LI-CO zoning (7-0); all 3 readings
C14-04-0073	CS-CO to CS-1	7/20/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent)	8/26/04: Approved CS-1 (7-0); all 3 readings
C14-03-0069	SF-2 to CS	5/6/03: Approved CS-CO zoning with condition to prohibit Adult Oriented Businesses, by consent (8-0, K. Jackson-absent)	6/5/03: Granted CS-CO on all 3 readings (7-0)
C14-02-0111	Tract 1: GR-CO to GR Tract 2: CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO; CS-CO zoning with added condition to prohibit Automotive Sales; by consent (7-0, D. Castaneda-absent)	12/5/02: Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-01-0169	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-00-2099	SF-2, GR to CS	10/17/00: Approved staff's rec. of CS-CO, with no Adult Oriented Businesses (8-0)	12/14/00: Approved CS-CO w/ additional prohibited uses (7-0); all 3 readings
C14-98-0265	AV to LI	5/25/99: Approved staff rec. of LI-PDA w/ condition regarding bicycle parking	6/3/03: Approved LI-PDA w/ conditions (7-0); all 3 readings-on emergency passage
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec. of GR-CO w/ conditions 97-0); 1 st reading on 1/14/99 Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings on 4/15/99
C14-96-0131	SF-2 to GR	12/10/96: Approved staff rec. of GR (9-0)	1/9/97: Approved GR-CO w/ conditions (7-0); 1 st reading 3/20/97: Approved GR-CO w/conditions (7-0); 2 nd /3 rd readings

C14-93-0094	SF-2 to GR, CS-1	8/17/93: Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/3/94: Approved CS-1-CO & GR-CO (5-0); all 3 readings
C14-93-0047	SF-2 to CS	4/27/93: Approved GR-CO (6-0)	5/6/93: Approved GR-CO & CS-CO w/ conditions (6-0); 1 st reading 6/17/93: Approved GR-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C14-97-0141 (Previous Zoning Case)
C8-2015-0167.0A (Subdivision Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route
Harris Ridge Boulevard	Varies	MAD-2	Major Arterial	No	Yes
E. Howard Lane	140'	MAD-4	Major Arterial	Yes	Yes

CITY COUNCIL DATE: March 23, 2017

ACTION: Postponed to April 6, 2017 by consent at the request of the applicant and the neighborhood (11-0).

April 6, 2017

ACTION: Postponed to April 20, 2017 at the request of the applicant (11-0), A. Kitchen-1st, P. Renteria-2nd.

April 20, 2017

ACTION:

ORDINANCE READINGS: 1st

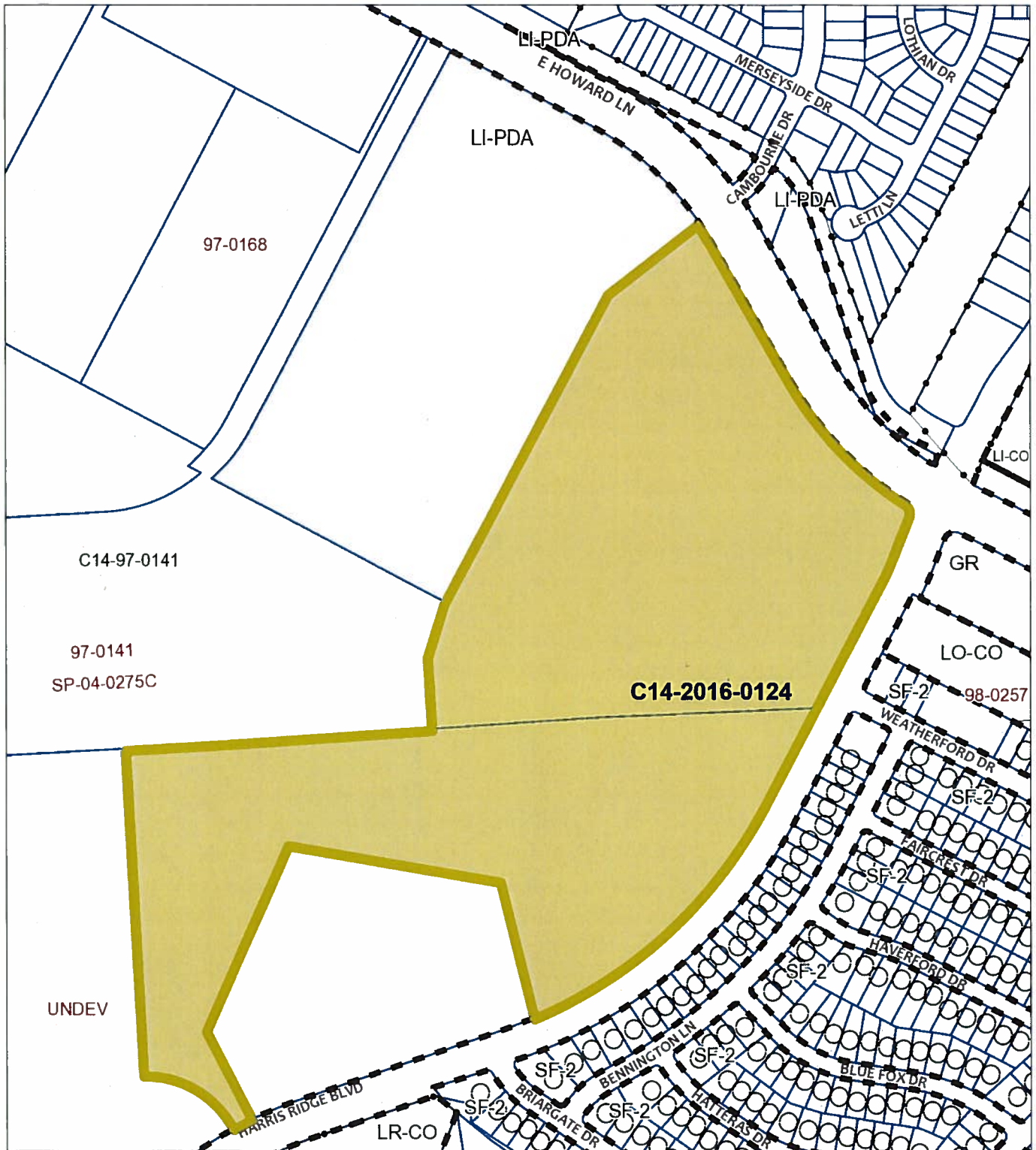
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400 Feet

1" = 400'

ZONING

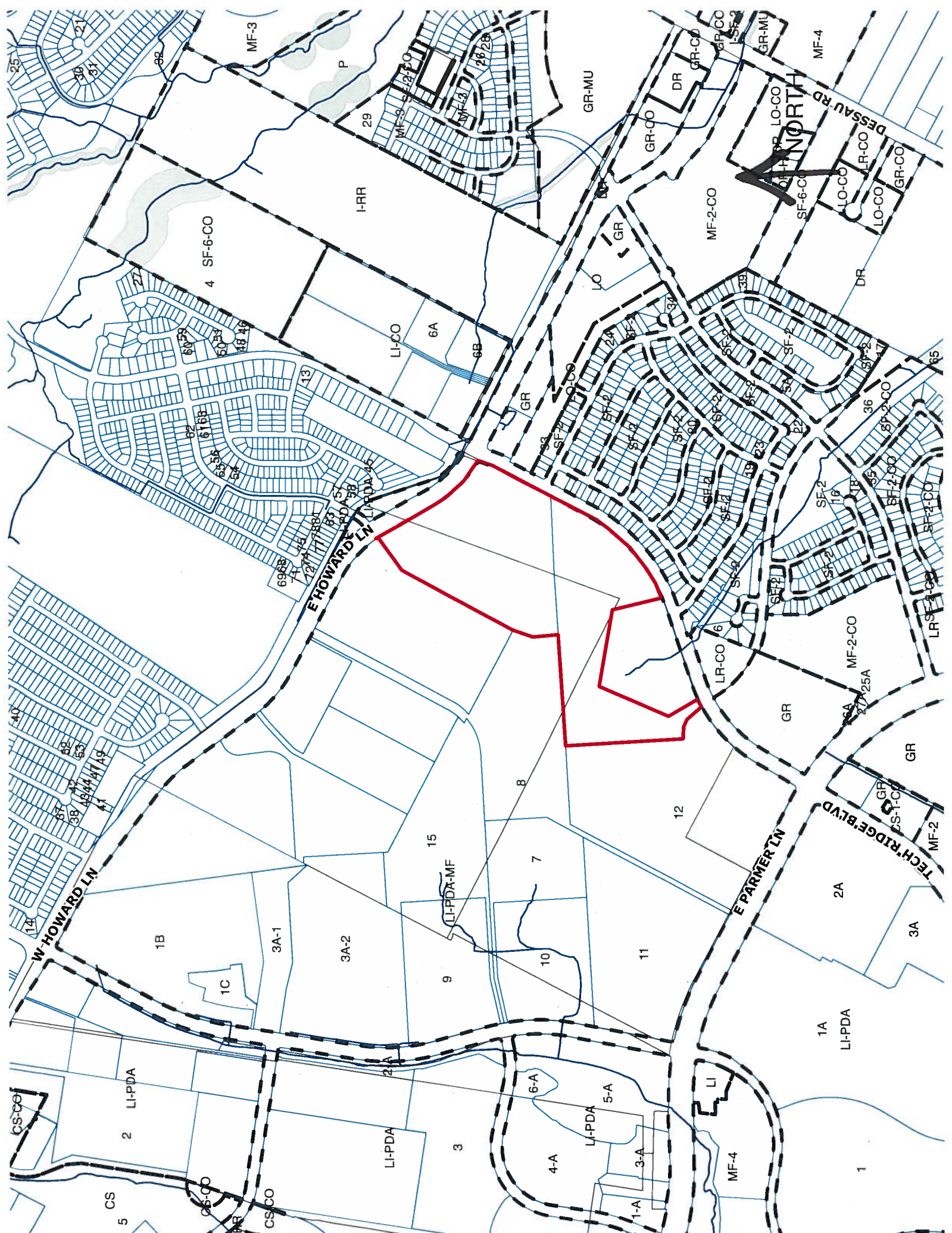
ZONING CASE#: C14-2016-0124



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Created 11/22/16





STAFF RECOMMENDATION

The staff's recommendation is to grant LI-PDA, Limited Industrial-Planned Development Area District, zoning with conditions.

In addition, if the requested zoning is granted, up to 70 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard through a street deed prior to third reading at City Council in accordance with the Austin Metropolitan Area Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

2. The proposed zoning should promote consistency and orderly planning.

The proposed LI-PDA zoning will be compatible with surrounding land uses because this tract land is adjacent to undeveloped areas to the south and west. There is LI-PDA zoning to the west and to the north across E. Howard Lane. The current LI-PDA zoning for this property includes landscape buffers and building setbacks along Harris Ridge Boulevard between Howard Lane and Parmer Lane (Please see Ordinance No. 980226-G – Attachment B). These conditions provide for a separation between the uses within the PDA from the single-family residential developments to the east.

3. The proposed zoning should allow for a reasonable use of the property.

The proposed amendment to the existing PDA zoning will permit the applicant to provide housing opportunities and commercial services in an area with a variety of commercial and industrial employment centers along East Howard Lane.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is part of a larger tract of land located at the corner of tow arterial roadways, East Howard Lane and Harris Ridge Boulevard. The property is currently undeveloped and sparsely vegetated. The lots to the north, across E. Howard Lane, are zoned LI-PDA and are developed with single-family residences. The tracts of land to south and east are zoned LI-PDA and LR-CO and are undeveloped. To the west, across Harris Ridge Boulevard, there is GR, LO-CO and SF-2 zoning transitioning away from E. Howard Lane to the south. There is a Service Station/Food

Sales use (Chevron) located at the corner, a vacant tract of land, and single- family residences (Harris Ridge Owner's Association).

Comprehensive Planning

LI-PDA to LI-PDA

This zoning case is located on the southeast corner of E. Howard Lane and Harris Ridge Blvd., on a vacant parcel that is approximately **56.96 acres in size**. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes single family housing to the north, vacant land to the south and west, and a gas station to the east. The proposed use is an apartment complex (36 units per acre) and a cocktail lounge (on a 10,000 sq. ft. section of the property.)

Connectivity: Public sidewalks are located along both sides of Howard Lane, which is quickly filling up with large single family subdivisions. There is a scarcity of public sidewalks along Harris Ridge Blvd., and there are no CapMetro transit stops, or retail shopping areas located within walking distance to this site. The Walkscore for this property 18/100, meaning almost all errands are dependent on a car. The AARP Livability Index Score is 52/100. The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). Page 106 of Imagine Austin states: **“Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.”** P. 106

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Analysis and Conclusion

Howard Lane is transitioning away from a rural road to one that is quickly filling up with large single family subdivisions but contains little in the way of goods and services to serve people living next to this major corridor. The Imagine Austin Growth Concept Map supports residential uses being located along Activity Corridors (Howard Lane) but based on a lack of connectivity and goods and services within and around the project area, this project appears to be only **partially** supported by the plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps, there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district would be 80 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Site Plan

There are no site plan requirements at this time.

FYI: Please be aware that any multifamily proposal on this site will generate Parkland Dedication fees or land dedication requirements.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Harris Ridge Boulevard. If the requested zoning is granted, up to 70 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard in accordance with the Austin Metropolitan Area Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

The traffic impact analysis (TIA) was waived per City Ordinance No. 980226-G, Exhibit "K", Section 5.A. Development of the property should be subject to City Ordinance No. 980226-G, Exhibit "K", Sections 5.B & 5.C.

Capital Metro bus service is not available along Harris Ridge Blvd. and E. Howard Lane.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in 2014, a Protected Bike Lane has been recommended for E. Howard Lane.

Chad Crager, Urban Trails, Public Works Department; and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route
Harris Ridge Boulevard	Varies	MAD-2	Major Arterial	No	Yes
E. Howard Lane	140'	MAD-4	Major Arterial	Yes	Yes

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility

plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

Attachment A

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard Suttle
(512) 435-2310
rsuttle@abaustin.com

November 9, 2016

Greg Guernsey
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

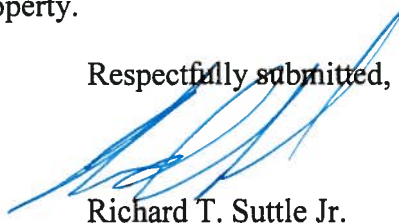
Re: Rezoning of Lots 6, 14 of Parmer Business Park, the "Application"

Dear Mr. Guernsey

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. The property is legally described as Lots 6, 14, Parmer Business Park, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document Number 201600107 of the Official Public Records of Travis County, Texas ("Property").

This Application is being filed to rezone the Property from LI-PDA to LI-PDA. The purpose of the Application is to amend the existing PDA in order: (i) to allow multi-family residential in accordance with MF-3 development standards and (ii) to allow cocktail lounge use so long as it less than 10,000 square feet on the Property.

Respectfully submitted,



Richard T. Suttle Jr.

cc: Brad Maples
Eric deYoung

Enclosures

ORDINANCE NO. 980226-G

AN ORDINANCE ESTABLISHING PERMANENT ZONING, REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE ON APPROXIMATELY 297.49 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, FROM "GR" COMMUNITY COMMERCIAL DISTRICT, "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT, "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT, AND "DR" DEVELOPMENT RESERVE DISTRICT TO "LI-PDA" LIMITED INDUSTRIAL SERVICES DISTRICT-PLANNED DEVELOPMENT AREA COMBINING DISTRICT, GENERALLY KNOWN AS THE DELL-PARMER NORTH DEVELOPMENT, LOCALLY KNOWN AS 200-706 EAST PARMER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts on the property (the "Property") described in File C14-97-0141 (which includes zoning cases formerly filed as C14-97-0168, C14-97-0169, and C14-97-0170), as follows:

Tract 1: From "GR" Community Commercial district to "LI-PDA" Limited Industrial Services district-Planned Development Area combining district.

12.2354 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From "MF-2" Multifamily Residence (Low Density) district to "LI-PDA" Limited Industrial Services district-Planned Development Area combining district.

23.2189 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

Tract 3: From "GR" Community Commercial district to "LI-PDA" Limited Industrial Services district-Planned Development Area combining district.

10.72 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

Tract 4: From "SF-2" Single Family Residence (Standard Lot) district to "LI-PDA" Limited Industrial Services district-Planned Development Area combining district.

65.32 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance,

Tract 5: From "DR" Development Reserve district to "LI-PDA" Limited Industrial Services district-Planned Development Area combining district.

30.336 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance,

Tract 6: From "DR" Development Reserve district to "LI-PDA" Limited Industrial Services district-Planned Development Area

33.346 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance,

Tract 7: From "DR" Development Reserve district to "LI-PDA" Limited Industrial Services district-Planned Development Area

56.495 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance,

Tract 8: From "DR" Development Reserve district to "LI-PDA" Limited Industrial Services district-Planned Development Area

Parcel 1: 32.485 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "H" incorporated into this ordinance,

Parcel 2: 33.342 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "I" incorporated into this ordinance,

generally known as the Dell-Parmer North Development, locally known as 200-706 East Parmer Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "J".

PART 2. The Property within the boundaries of the Planned Development Area combining district established by this ordinance shall conform to the site development standards as set forth in the "Site Development Standards" attached as Exhibit "K" to this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LI" Limited Industrial Services base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 9, 1998.

PASSED AND APPROVED

February 26, 1998.

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

James E. Aldridge

James E. Aldridge
City Clerk

Revised August 23, 1995
Job No. 95196
Tract 1 Zoning

FIELD NOTES

BEING A 12.2354 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, SAID 12.2354 ACRES BEING A PORTION OF THAT CERTAIN 149.591 ACRE TRACT OF LAND REFERRED TO AS "PARCEL THREE" CONVEYED TO RIDGE INVESTORS LIMITED BY DEED RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.2354 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northwest corner of said 149.591 acre tract, same being the southwest corner of that certain 32.48 acre tract of land conveyed to Martha Lucile McAdams Vertress, by deed recorded in Volume 6424, Page 325 of the Deed Records of Travis County, Texas, said iron rod also being in the east line of that certain 150.576 acre tract conveyed to Harris Ridge Joint Venture by deed recorded in Volume 11811, Page 1447 of the Real Property Records of Travis County, Texas;

THENCE S 60°36'14" E along said north line of a 149.591 acre tract a distance of 45.00 feet to a point;

THENCE S 29°31'10" W a distance of 1,194.08 feet to the POINT OF BEGINNING of the herein described 12.2354 acre tract of land;

THENCE S 59°55'07" E a distance of 720.03 feet to a point;

THENCE S 29°31'10" W a distance of 719.32 feet to a point;

THENCE N 60°08'20" W a distance of 116.91 feet to the point of curvature of a curve to the left;

THENCE a distance of 540.70 feet along the arc of said curve to the left having a central angle of 15°24'50", a radius of 2009.86 feet and a chord which bears N 67°50'45" W a distance of 539.07 feet to the point of reverse curvature between the aforescribed curve and a curve to the right;

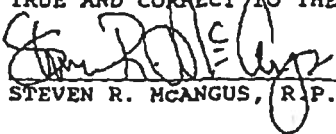
THENCE a distance of 38.75 feet along the arc of said curve to the right having a central angle of 88°48'30", a radius of 25.00 feet and a chord which bears N 31°08'55" W a distance of 34.99 feet to the point of compound curvature between the aforescribed curve and another curve to the right;

THENCE N 13°15'20" E a distance of 34.84 feet to a point of curvature of a curve to the right;

THENCE a distance of 200.12 feet along the arc of said curve to the right having a central angle of 16°15'50", a radius of 705.00 feet and a chord which bears N 21°23'15" E a distance of 199.45 feet to the point of tangency of said curve;

THENCE N 29°31'10" E a distance of 546.76 feet to the POINT OF BEGINNING of the herein described tract and containing 12.2354 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN JUNE, 1993 AND OFFICE COMPUTATIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. McANGUS, R.P.L.S. NO. 3680

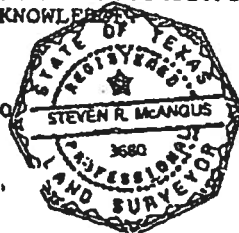


EXHIBIT "A"

Revised August 22, 1995
Job No. 95-196
Tract 2- Zoning

FIELD NOTES

BEING A 23.2189 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, SAID 23.2189 ACRES BEING A PORTION OF THAT CERTAIN 149.591 ACRE TRACT OF LAND REFERRED TO AS "PARCEL THREE" CONVEYED TO RIDGE INVESTORS LIMITED BY DEED RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.2189 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northwest corner of said 149.591 acre tract, same being the southwest corner of that certain 32.48 acre tract of land conveyed to Martha Lucile McAdams Vertress by deed recorded in Volume 6424, Page 325 of the Deed Records of Travis County, Texas, said iron rod also being in the east line of that certain 150.576 acre tract conveyed to Harris Ridge Joint Venture by deed recorded in Volume 11811, Page 1447 of the Real Property Records of Travis County, Texas;

THENCE S 60°36'14" E along said north line of a 149.591 acre tract a distance of 45.00 feet to a point;

THENCE S 29°31'10" W a distance of 715.55 feet to the POINT OF BEGINNING of the herein described 23.2189 acre tract of land;

THENCE S 59°55'07" E a distance of 676.86 feet to a point;

THENCE S 17°14'23" E a distance of 882.89 feet to a point;

THENCE S 59°55'07" E a distance of 236.95 feet to a point;

THENCE S 29°31'10" W a distance of 596.09 feet to a point;

THENCE N 60°08'20" W a distance of 836.95 feet to a point;

THENCE N 29°31'10" E a distance of 719.32 feet to a point;

THENCE N 59°55'07" W a distance of 720.03 feet to a point;

THENCE N 29°31'10" E a distance of 478.53 feet to the POINT OF BEGINNING of the herein described tract and containing 23.2189 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN JUNE, 1993 AND OFFICE COMPUTATIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Steven R. McAngus
STEVEN R. MCANGUS, R.P.S. NO. 368

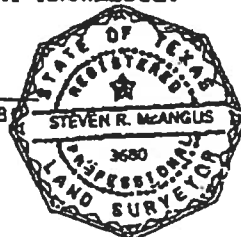


EXHIBIT "B"

FIELD NOTES

BEING A 10.72 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, SAID 10.00 ACRES BEING A PORTION OF THAT CERTAIN 149.591 ACRE TRACT OF LAND REFERRED TO AS "PARCEL THREE" CONVEYED TO RIDGE INVESTORS LIMITED BY DEED RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northwest corner of said 149.591 acre tract, same being the southwest corner of that certain 32.48 acre tract of land conveyed to Martha Lucile McAdams Vertress by deed recorded in Volume 6424, Page 325 of the Deed Records of Travis County, Texas, said iron rod also being in the east line of that certain 150.576 acre tract conveyed to Harris Ridge Joint Venture by deed recorded in Volume 11811, Page 1447 of the Real Property Records of Travis County, Texas;

THENCE S 60°36'14" E along said north line of a 149.591 acre tract a distance of 45.00 feet to a point;

THENCE S 29°31'10" W a distance of 715.55 feet to a point;

THENCE S 59°55'07" E a distance of 676.86 feet to a point;

THENCE S 17°14'23" E a distance of 882.89 feet to a point;

THENCE S 59°55'07" E a distance of 236.95 feet to the POINT OF BEGINNING of the herein described 10.00 acre tract of land;

THENCE S 59°55'07" E a distance of 790.61 feet to the point of curvature of a curve to the left;

THENCE a distance of 205.06 feet along the arc of said curve to the left having a central angle of 09°57'06", a radius of 1180.59 feet and a chord which bears S 47°13'53" W a distance of 204.80 feet to the point of tangency of said curve;

THENCE S 33°34'57" W a distance of 374.63 feet to the point of curvature of a curve to the right;

THENCE a distance of 38.06 feet along the arc of said curve to the right having a central angle of 87°14'11", a radius of 25.00 feet and a chord which bears S 76°22'12" W a distance of 34.49 feet to the point of reverse curvature between the aforescribed curve and a curve to the left;

THENCE a distance of 61.40 feet along the arc of said curve to the left having a central angle of 01°45'01", a radius of 2009.86 feet and a chord which bears N 59°15'40" W a distance of 61.40 feet to the point of tangency of said curve;

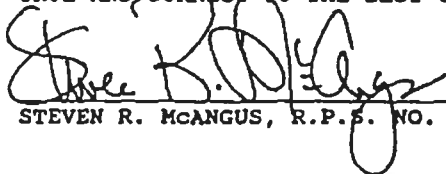
THENCE N 60°08'20" W a distance of 676.57 feet to a point;

EXHIBIT "C"

Revised February 22, 1996
Job No. 95-196
Tract 3- Zoning
Page 2 of 2

THENCE N 29°31'10" E a distance of 596.09 feet to the POINT
OF BEGINNING of the herein described tract and containing
10.72 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER
MY SUPERVISION IN JUNE, 1993 AND OFFICE COMPUTATIONS AND IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. MCANGUS, R.P.S. NO. 3680



FIELD NOTES

BEING A 65.32 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, SAID 63.38 ACRES BEING A PORTION OF THAT CERTAIN 149.591 ACRE TRACT OF LAND REFERRED TO AS "PARCEL THREE" CONVEYED TO RIDGE INVESTORS LIMITED BY DEED RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 65.38 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northwest corner of said 149.591 acre tract, same being the southwest corner of that certain 32.48 acre tract of land conveyed to Martha Lucile McAdams Vertress by deed recorded in Volume 6424, Page 325 of the Deed Records of Travis County, Texas, said iron rod also being in the east line of that certain 150.576 acre tract conveyed to Harris Ridge Joint Venture by deed recorded in Volume 11811, Page 1447 of the Real Property Records of Travis County, Texas;

THENCE S 60°36'14" E along the north line of the herein described tract and the south line of the said 32.48 acre tract, at a distance of 0.75 feet passing a 1/2-inch iron rod found and continuing for a distance of 45.00 feet to the POINT OF BEGINNING of the herein described 63.38 acre tract of land;

THENCE S 60°36'44" E continuing along said common line a distance of 489.00 feet to a 1/2-inch iron rod found at the southeast corner of the said 32.48 acre tract, same being the southwest corner of that certain 33.34 acre tract of land referred to as "Tract 1" conveyed to Martha L. Vertress by deed recorded in Volume 8495, Page 747 of the Deed Records of Travis County, Texas;

THENCE continuing with the north line of the herein described tract and the south line of the said "Tract 1", the following two (2) calls:

1. S 60°46'44" E a distance of 378.17 feet to a 3/4-inch iron pipe found, and
2. S 60°30'26" E a distance of 231.57 feet to a 1/2-inch iron rod found at the southeast corner of the said "Tract 1", same being the southwest corner of that certain 33.34 acre tract of land referred to as "Tract 2" conveyed to Marsha L. Muecke and Mark R. Muecke by deed recorded in Volume 12140, Page 570 of the Real Property Records of Travis County, Texas;

THENCE continuing along the north line of the herein described tract, and the south line of the said "Tract 2" the following two calls:

1. S 60°29'57" E a distance of 454.32 feet to a 1 and 1/2-inch galvanized iron pipe found, and
2. S 62°00'18" E a distance of 196.78 feet to a 1/2-inch iron rod found at the southeast corner of the said "Tract 2", same being the southwest corner of that certain 56.51 acre tract of land referred to as "Tract 3" conveyed to Kelly R. McAdams, et al by deed recorded in said Volume 8495, Page 747 of the Deed Records of Travis County, Texas;

EXHIBIT "D"

February 22, 1996
Job No. 92-218
Tract 4 Zoning
Page 2 of 2

THENCE S 60°32'43" E continuing along the north line of the herein described tract and the south line of the said "Tract 3" a distance of 613.29 feet to a 1 and 1/2-inch galvanized iron pipe found for corner;

THENCE S 63°37'03" W a distance of 145.65 feet to a point;

THENCE S 28°04'59" E a distance of 310.97 feet to a point;

THENCE S 61°22'17" E a distance of 156.04 feet to a point;

THENCE S 50°15'09" E a distance of 30.85 feet to a point;

THENCE S 33°24'13" E a distance of 15.98 feet to a point;

THENCE S 18°27'52" E a distance of 51.56 feet to a point;

THENCE S 16°34'40" E a distance of 121.41 feet to a point;

THENCE S 73°06'13" W a distance of 69.35 feet to a point;

THENCE S 17°13'06" E a distance of 128.60 feet to a 1/2-inch iron rod found for the westerly terminus of Harris Ridge Boulevard (90' R.O.W.) as dedicated to the public by Harris Ridge Phase I, Section II, a plat of record in Book 86, Pages 125A of the Plat Records of Travis County, Texas;

THENCE S 73°06'13" W a distance of 356.44 feet to the point of tangency of a curve to the left;

THENCE a distance of 631.13 feet along the arc of said curve to the left having a central angle of 30°37'47", a radius of 1180.59 and a chord which bears S 60°42'31" W a distance of 623.64 feet to a point;

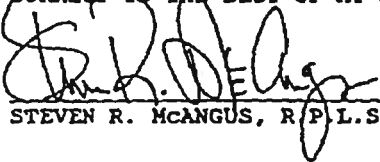
THENCE N 59°55'07" W a distance of 1,027.56 feet to a point;

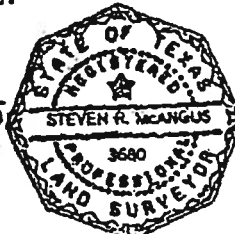
THENCE N 17°14'23" W a distance of 882.89 feet to a point;

THENCE N 59°55'07" W a distance of 676.86 feet to a point;

THENCE N 29°31'10" E a distance of 715.55 feet to the POINT OF BEGINNING of the herein described tract and containing 65.32 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN JUNE, 1993 AND OFFICE COMPUTATIONS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


STEVEN R. McANGUS, R.P.L.S. NO. 368



30.336 ACRES
ZONING TRACT
RIDGE INVESTORS LIMITED

FN NO. 97-412 (MM)
SEPTEMBER 26, 1997
BPI JOB NO. 725-05.98

TRACT 5

DESCRIPTION

OF A 30.336 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ALEXANDER WALTERS SURVEY NO. 67 AND THE MEMUCAN HUNT SURVEY NO. 33, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 23.099 ACRE TRACT CALLED PARCEL 4, ALL OF THAT CERTAIN 1.537 ACRE TRACT CALLED PARCEL 2, TRACT 2 AND A PORTION OF THAT CERTAIN 149.591 ACRE TRACT CALLED PARCEL 3 ALL TRACTS BEING CONVEYED TO RIDGE INVESTORS, LTD. BY DEED OF RECORD IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 30.336 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8 inch iron rod found in the curving southerly line of Dessau Road (R.O.W. varies), being the northeasterly corner of that certain 56.51 acre tract of land conveyed to McAdams Properties, Ltd. by deed of record in Volume 12335, Page 136 of said Real Property Records, same being the northwesterly corner of said Parcel 4, for the northwesterly corner hereof;

THENCE, along the curving southerly line of Dessau Road, being the northerly line of said Parcel 4, same being the northerly line hereof, along a curve to the right, having a radius of 411.25 feet, a central angle of $17^{\circ}33'47''$, an arc length of 126.06 feet and a chord which bears $S24^{\circ}41'00''E$, a distance of 125.57 feet to a point in the northerly line of that certain tract of land in the name of Storm Development, Inc. being the remaining portion of Krause Lane additional right-of-way dedication by the A.G. Krause subdivision of record in Book 76, Page 223 having been vacated by instrument of record in Volume 9338, Page 105 of the Deed Records of Travis County, Texas;

THENCE, leaving the southerly line of Dessau Road, along the common line of the remaining portion of vacated Krause Lane additional right-of-way and said Parcel 4, the following six (6) courses and distances:

- 1) $N64^{\circ}34'02''W$, a distance of 56.59 feet to a 1/2-inch iron rod found for an angle point;
- 2) $S22^{\circ}18'41''W$, a distance of 1694.78 feet to a 1/2 inch iron pipe found for an angle point;
- 3) $S67^{\circ}59'55''E$, a distance of 20.31 feet to a 1/2 inch iron rod found for an angle point;
- 4) $N22^{\circ}17'24''E$, a distance of 1342.95 feet to the point of curvature of a non-tangent curve to the right;

EXHIBIT "E"

- 5) Along said non-tangent curve to the right having a radius of 264.15 feet, a central angle of $52^{\circ}01'34''$, an arc distance of 239.86 and a chord which bears $N48^{\circ}17'28''E$, a distance of 231.70 feet to the point of compound curvature of a non-radial curve to the right;
- 6) Along said non-radial compound curve to the right having a radius of 15.21 feet, a central angle of $92^{\circ}44'57''$, an arc distance of 24.62 feet and a chord which bears $S63^{\circ}28'18''E$, a distance of 22.02 feet to a point in the southerly line of Dessau Road, being the northeasterly corner of said remaining portion of vacated Krause Lane additional right-of-way, same being a point in the northerly line of said Parcel 4;

THENCE, along the southerly line of Dessau Road, being the northerly line of said Parcel 4, same being the northerly line hereof, the following three (3) courses and distances:

- 1) $S15^{\circ}36'03''E$, a distance of 285.34 feet to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left having a radius of 387.45 feet, a central angle of $44^{\circ}25'02''$, an arc distance of 300.36 feet and a chord which bears $S37^{\circ}56'16''E$, a distance of 292.90 feet to a 1/2 inch iron rod found at the point of tangency;
- 3) $S60^{\circ}14'54''E$, distance of 55.00 feet to a point at the intersection of Dessau Road and Harris Ridge Boulevard (90' R.O.W.), being the northeasterly corner of said Parcel 4, for the northeasterly corner hereof;

THENCE, leaving the southerly line of Dessau Road, along the westerly line of Harris Ridge Boulevard, being the easterly line of said Parcel 4, same being the easterly line hereof, the following seven (7) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 190.43 feet, a central angle of $06^{\circ}10'37''$, an arc distance of 20.53 feet and a chord which bears $S31^{\circ}23'05''W$, a distance of 20.52 feet to a 1/2 inch iron rod found at the point of tangency;
- 2) $S29^{\circ}28'28''W$, a distance of 68.97 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left having a radius of 645.00 feet, a central angle of $06^{\circ}07'49''$, an arc distance of 69.01 feet and a chord which bears $S26^{\circ}51'50''W$, a distance of 68.98 feet to a 1/2 inch iron rod found at the point of tangency;

- 4) S23°38'10"W, a distance of 141.47 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the right;
- 5) Along said non-tangent curve to the right having a radius of 555.00 feet, a central angle of 06°08'12", an arc distance of 59.44 feet and a chord which bears S26°46'39"W, a distance of 59.42 feet to a 1/2 inch iron rod found at the point of tangency;
- 6) S29°51'20"W, a distance of 730.35 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the right;
- 7) Along said non-tangent curve to the right having a radius of 1355.00 feet, a central angle of 43°24'49", an arc distance of 1026.70 feet and a chord which bears S51°35'04"W, a distance of 1002.31 feet to the point of tangency, being a point in the southerly line of said 1.537 acre tract;

THENCE, S73°14'51"W, continuing along the westerly line of Harris Ridge Boulevard, being in part the southerly line of said 1.537 acre tract and in part the easterly line of said Parcel 3, same being the easterly line hereof, a distance of 271.53 feet to a point for the most southerly corner hereof, from which a 1/2 inch iron rod found in the easterly line of said Parcel 3 being the point of curvature in the proposed westerly line of Harris Ridge Boulevard bears S73°14'51"W, a distance of 356.44 feet;

THENCE, leaving the westerly line of Harris Ridge Boulevard, over and across said Parcel 3, along the irregular westerly line hereof, being the northeasterly line of that certain 65.32 acre tract, called Tract 5 of that certain City of Austin Zoning Ordinance No. 960926-B, the following nine (9) courses and distances:

- 1) N17°04'28"W, a distance of 128.60 feet for an angle point;
- 2) N73°14'51"E, a distance of 69.35 feet for an angle point;
- 3) N16°26'02"W, a distance of 121.41 feet for an angle point;
- 4) N18°19'14"W, a distance of 51.56 feet for an angle point;
- 5) N33°15'35"W, a distance of 15.98 feet for an angle point;
- 6) N50°06'31"W, a distance of 30.85 feet for an angle point;
- 7) N61°13'39"W, a distance of 156.04 feet for an angle point;
- 8) N27°56'21"W, a distance of 310.97 feet for an angle point;

- 9) N62°46'24"E, a distance of 149.32 feet to a point in the southerly line of said 56.51 acre McAdams Tract, being the northerly line of said Parcel 3 for an angle point hereof;

THENCE, S60°49'23"E, along the southerly line of said 56.51 acre McAdams tract, being the northerly line of said Parcel 3, same being the irregular westerly line hereof, a distance of 643.62 to a 1/2 inch iron rod found at the southeasterly corner of said 56.51 acre McAdams tract for an angle point hereof;

THENCE, N22°14'40"E, along the westerly line of said Parcel 3, being the easterly line of said 56.51 acre tract, same being the irregular westerly line hereof, a distance of 2184.44 feet to the POINT OF BEGINNING, containing an area of 30.336 acres (1,321,454 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

John T. Bilnoski

JOHN T. BILNOSKI, R.P.L.S. 9/26/97
NO. 4998 DATE
STATE OF TEXAS



33.346 ACRES
MUECKE-McADAMS TEXAS, LTD.

FN NO. 97-400 (MM)
SEPTEMBER 18, 1997
BPI JOB NO. 725-05.92

TRACT 6

DESCRIPTION

OF A 33.346 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ALEXANDER WALTERS SURVEY NO. 67, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 33.34 ACRE TRACT CONVEYED TO MUECKE-McADAMS TEXAS, LTD. BY DEED OF RECORD IN VOLUME 12963, PAGE 243 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 33.346 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the northerly line of that certain tract of land called Parcel 3 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581 of said Real Property Records, being the southeasterly corner of that certain tract of land conveyed to Martha Lucile McAdams Vertrees, Et. Al. by deed of record in Volume 8495, Page 747 of the Deed Records of Travis County, Texas, same being the southwesterly corner of said 33.34 acre tract;

THENCE, N29°42'54"E, along the easterly line of said McAdams Vertrees tract, being the westerly line of said 33.34 acre tract, a distance of 2259.27 feet to a 1/2 inch iron rod found in the curving southerly right-of-way line of Dessau Road (R.O.W. varies), being the northeasterly corner of said McAdams Vertrees tract, same being the northwesterly corner of said 33.34 acre tract;

THENCE, along the southerly line of Dessau Road, being the northerly line of said 33.34 acre tract, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 1088.37 feet, a central angle of 12°52'54", an arc distance of 244.70 feet and a chord which bears S53°35'30"E, a distance of 244.18 feet to a 1/2 inch iron rod set at the point of tangency of said curve;
- 2) S60°00'57"E, a distance of 408.80 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain 56.51 acre tract conveyed to McAdams Properties, Ltd. by deed of record in Volume 12335, Page 136 of said Real Property Records, being the northeasterly corner of said 33.34 acre tract;

THENCE, S29°43'23"W, leaving the southerly line of Dessau Road, along the westerly line of said 56.51 acre tract, being the easterly line of said 33.34 acre tract, a distance of 2222.77 feet to a 1/2 inch iron rod found in the northerly line of said Parcel 3, being the southwesterly corner of said 56.51 acre tract, same being the southeasterly corner of said 33.34 acre tract;


EXHIBIT "F"

FN 97-400 (MM)
SEPTEMBER 18, 1997
PAGE 2 OF 2

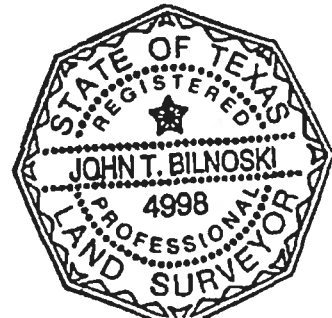
THENCE, N60°49'23"W, along the northerly line of said Parcel 3, being the southerly line of said 33.34 acre tract, a distance of 651.03 feet to the POINT OF BEGINNING, containing an area of 33.346 acres (1,452,554 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746



JOHN T. BILNOSKI, R.P.L.S. 9/18/97 DATE
NO. 4998
STATE OF TEXAS



56.495 ACRES
McADAMS PROPERTIES, LTD.
TRACT 7

FN NO. 97-401 (MM)
SEPTEMBER 18, 1997
BPI JOB NO. 725-05.92

DESCRIPTION

OF A 56.495 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ALEXANDER WALTERS SURVEY NO. 67, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 56.51 ACRE TRACT CONVEYED TO McADAMS PROPERTIES, LTD. BY DEED OF RECORD IN VOLUME 12335, PAGE 136 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 56.495 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the northerly line of that certain tract of land called Parcel 3 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being the southeasterly corner of that certain 33.34 acre tract conveyed to Muecke-McAdams Texas, Ltd. by deed of record in Volume 12963, Page 243 of said Real Property Records, same being the southwesterly corner of said 56.51 acre tract;

THENCE, N29°43'23"E, along the easterly line of said 33.34 acre tract, being the westerly line of said 56.51 acre tract, a distance of 2222.77 feet to a 1/2 inch iron rod found in the southerly line of Dessau Road (R.O.W. varies), being the northeasterly corner of said 33.34 acre tract, same being the northwesterly corner of said 56.51 acre tract;

THENCE, along the southerly line of Dessau Road, being the northerly line of said 56.51 acre tract the following two (2) courses and distances:

- 1) S60°00'57"E, a distance of 786.24 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a radius of 424.98 feet, a central angle of 25°56'57", an arc distance of 192.47 feet and a chord which bears S47°45'47"E, a distance of 190.83 feet to a 1/2 inch iron rod found at the most northwesterly corner of that certain tract of land called Parcel 4 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581 of said Real Property Records, same being the northeasterly corner of said 56.51 acre tract;

EXHIBIT "G"

FN 97-401 (MM)
SEPTEMBER 18, 1997
PAGE 2 OF 2

THENCE, S22°14'40"W, leaving the southerly line of Dessau Road, along the westerly line of said Parcel 4, being the easterly line of said 56.51 acre tract, a distance of 2184.44 feet to a 1/2 inch iron rod set, being an angle point in the westerly line of that certain tract of land called Parcel 2, Tract 2 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581, of said Real Property Records, being the northeasterly corner of said Parcel 3, same being the most southwesterly corner of said Parcel 4, same being the southeasterly corner of said 56.51 acre tract ;

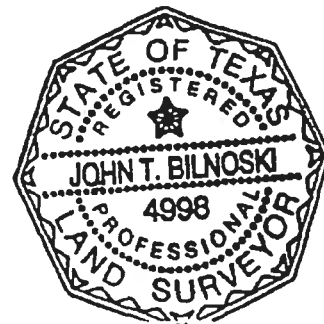
THENCE, N60°49'23"W, along the northerly line of said Parcel 3, being the southerly line of said 56.51 acre tract, a distance of 1256.91 feet to the POINT OF BEGINNING, containing an area of 56.495 acres (2,460,942 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

John T. Bilnoski

JOHN T. BILNOSKI, R.P.L.S. 9/18/97
NO. 4998 DATE
STATE OF TEXAS



32.485 ACRES TRACT 8
MARTHA LUCILLE McADAMS VERTREES
PARCEL I

FN NO. 97-398 (MM)
SEPTEMBER 18, 1997
BPI JOB NO. 725-05.92

DESCRIPTION

OF A 32.485 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ALEXANDER WALTERS SURVEY NO. 67, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 32.48 ACRE TRACT CONVEYED TO MARTHA LUCILE McADAMS VERTREES BY DEED OF RECORD IN VOLUME 6424, PAGE 325 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 32.485 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwesterly corner of that certain 149.591 acre tract known as Parcel 3 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being in the easterly line of that certain 150.477 acre tract conveyed to Northpoint Business Park (Austin) PIP, L.P. by deed of record in Volume 12735, Page 1954 of said Real Property Records, same being the southwesterly corner of said 32.48 acre tract;

THENCE, N29°43'18"E, along the easterly line of said 150.477 acre tract, being the westerly line of said 32.48 acre tract, a distance of 2772.01 feet to a 1/2 inch iron rod found in the curving southerly right-of-way line of Dessau Road (R.O.W. varies), being the northeasterly corner of said 150.477 acre tract, same being the northwesterly corner of said 32.48 acre tract;

THENCE, along the southerly line of Dessau Road, being the northerly line of said 32.48 acre tract the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 636.46 feet, a central angle of 11°34'13", an arc distance of 128.53 feet, and a chord which bears S39°08'07"E, a distance of 128.31 feet to a 1/2 inch iron rod found at the point of tangency;
- 2) S34°39'56"E, a distance of 458.51 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain 33.34 acre tract of land conveyed to Martha Lucile McAdams Vertrees, et. al. by deed of record in Volume 8495, Page 747 of said Deed Records, being the northeasterly corner of said 32.48 acre tract, from which a 1/2 inch iron rod found in the northerly line of said 33.34 acre tract bears S34°39'56"E, a distance of 427.84 feet;

THENCE, S29°43'02"W, leaving the southerly line of Dessau Road, along the westerly line of said 33.34 acre tract, being the easterly line of said 32.48 acre tract, a distance of 2525.92 feet to a 1/2 inch iron rod found in the northerly line of said Parcel 3, being the southeasterly corner of said 32.48 acre tract;


EXHIBIT "H"

FN 97-398 (MM)
SEPTEMBER 18, 1997
PAGE 2 OF 2

THENCE, N60°27'00"W, along the northerly line of said Parcel 3, being the southerly line of said 32.48 acre tract, a distance of 533.33 feet to the POINT OF BEGINNING, containing an area of 32.485 acres (1,415,062 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746



JOHN T. BILNOSKI, R.P.L.S. 9/18/97 DATE
NO. 4998
STATE OF TEXAS



33.342 ACRES - TRACT 8
MARTHA LUCILE
McADAMS VERTREES, ET. AL.

FN NO. 97-399 (MM)
SEPTEMBER 18, 1997
BPI JOB NO. 725-05.92

PARCEL 2

DESCRIPTION

OF A 33.342 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ALEXANDER WALTERS SURVEY NO. 67, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 33.34 ACRE TRACT CONVEYED TO MARTHA LUCILE McADAMS VERTREES, ET. AL. BY DEED OF RECORD IN VOLUME 8495, PAGE 747 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 33.342 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the northerly line of that certain tract of land called Parcel 3 conveyed to Ridge Investors Limited by deed of record in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being the southeasterly corner of that certain 32.48 acre tract conveyed to Martha Lucile McAdams Vertrees by deed of record in Volume 6424, Page 325 of said Deed Records, same being the southwesterly corner of said 33.34 acre tract, from which a 1/2 inch iron rod found in the easterly line of that certain 150.477 acre tract conveyed to Northpoint Business Park (Austin) PIP, L.P. by deed of record in Volume 12735, Page 1954 of said Real Property Records, same being the northwesterly corner of said Parcel 3, and also being the southwesterly corner of said 32.48 acre tract bears, N60°27'00"W, a distance of 533.33 feet;

THENCE, N29°43'02"E, along the easterly line of said 32.48 acre tract, being the westerly line of said 33.34 acre tract, a distance of 2525.92 feet to a 1/2 inch iron rod found in the southerly right-of-way line of Dessau Road (R.O.W. varies), being the northeasterly corner of said 32.48 acre tract, same being the northwesterly corner of said 33.34 acre tract;

THENCE, along the southerly line of Dessau Road, being the northerly line of said 33.34 acre tract, the following Two (2) courses and distances:

- 1) S34°39'56"E, a distance of 427.84 feet to a 1/2 inch iron rod found at the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 1088.37 feet, a central angle of 12°31'02", an arc distance of 237.77 feet and a chord which bears S40°53'32"E, a distance of 237.30 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain tract of land conveyed to Muecke-McAdams Texas, Ltd. by deed of record in Volume 12963, Page 243 of said Real Property Records, being the northeasterly corner of said 33.34 acre tract;

EXHIBIT "I"


THENCE, S29°42'54"W, leaving the southerly line of Dessau Road, along the westerly line of said Muecke-McAdams Texas, Ltd. Tract, being the easterly line of said 33.34 acre tract, a distance of 2259.27 feet to a 1/2 inch iron rod found in the northerly line of said Parcel 3, being the southwesterly corner of said Muecke-McAdams Texas, Ltd. tract, same being the southeasterly corner of said 33.34 acre tract;

THENCE, along the northerly line of said Parcel 3, being the southerly line of said 33.34 acre tract, the following two (2) courses and distances:

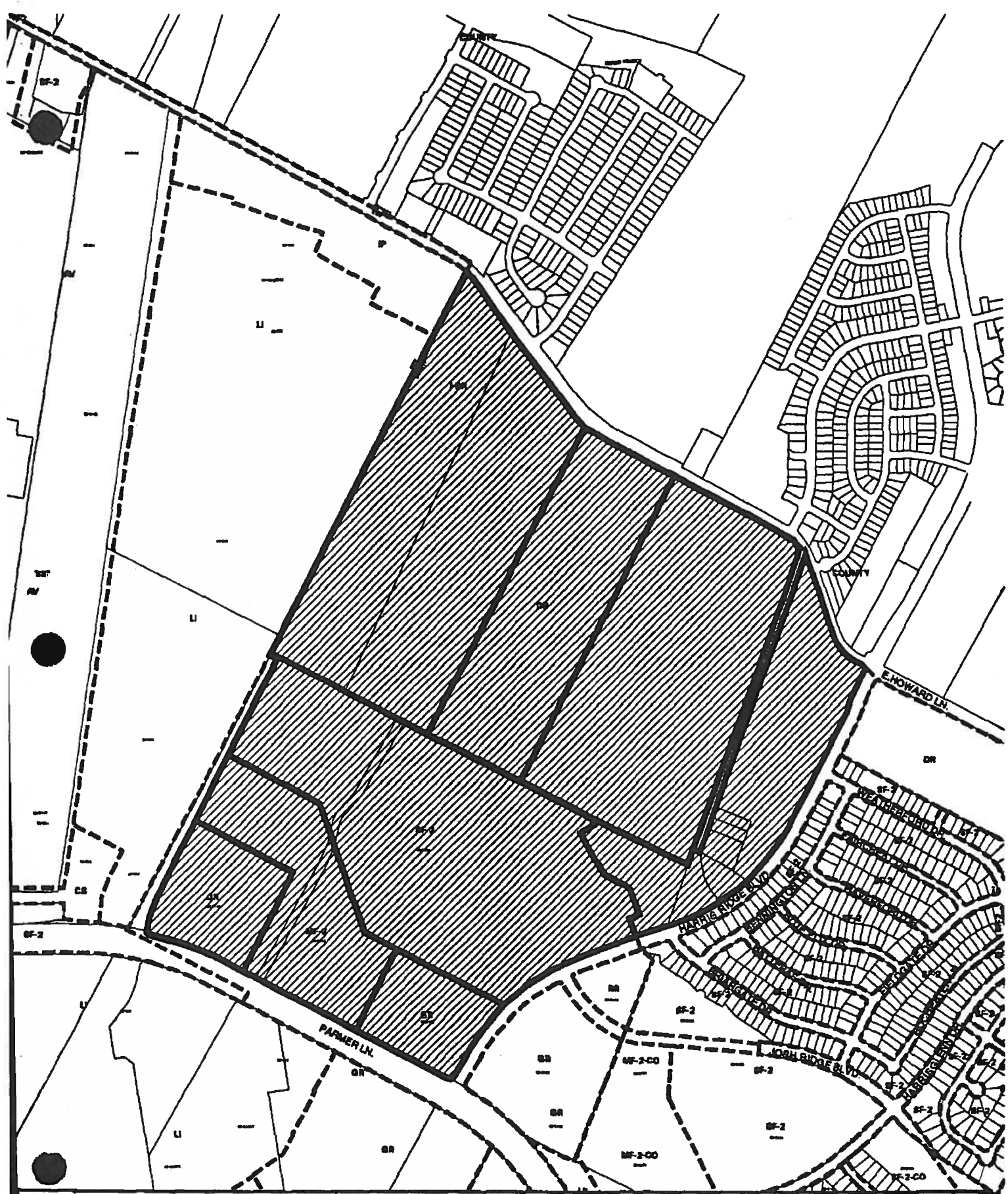
- 1) N60°49'23"W, a distance of 171.55 feet to a 1 inch iron pipe found for an angle point;
- 2) N60°27'00"W, a distance of 438.17 feet to the POINT OF BEGINNING containing an area of 33.342 acres (1,452,390 sq. ft.) of land, more or less within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI, R.P.L.S. 9/18/97 DATE
NO. 4998
STATE OF TEXAS





SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: CALTER



EXHIBIT "J" ZONING

CASE #: C14-97-0141
 ADDRESS: 200-706 E.PARMER LN.
 SUBJECT AREA (approx): 141,000

DATE: 98-02

CITY GRID
 REFERENCE
 NUMBER
 N34

1" = 600'

SITE DEVELOPMENT STANDARDS

Section 1. Applicable Site Development Regulations

Development on the Property shall comply with applicable City of Austin regulations as of November 14, 1997, except as modified herein. Development on the Property will occur over time through the submission of multiple site plans.

Section 2. Authorized Uses

- A. All "LI" Limited Industrial uses are permitted on the Property, except as set forth in Subsection B and C of this section. The following are additional permitted uses:

Crop Production
Animal Production

- B. The following uses are prohibited as principal and accessory uses of the Property:

Automotive Sales	Residential Treatment
Campground	Veterinary Services
Exterminating Services	Club or Lodge
Funeral Services	Congregate Living
Kennels	Transitional Housing
Monument Retail Sales	Resource Extraction
Stone Yards and Grain Elevators	
Railroad Facilities (except Terminals and Light Rail)	

- C. The following uses are prohibited principal uses of the Property, but are permitted as accessory uses to office, light manufacturing, assembly, and warehousing and distribution principal uses:

Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Washing (of any type)
Art & Craft Studio
(Limited, General & Industrial)
Construction Sales & Services
Convenience Storage
Equipment Repair Services
Equipment Sales
General Warehousing & Distribution

Laundry Services
Basic Industry
Outdoor Entertainment
Scrap & Salvage
Recycling Center

Counseling Services
Maintenance & Service Facilities
Indoor Entertainment
Vehicle Storage

Section 3. Site Development Regulations

A. Performance Standards

Development of the Property shall conform with all applicable provisions of the PDA Planned Development Area performance standards established by Section 13-2-269 of the Land Development Code.

B. Base District Regulations

- 1) Development of the Property shall conform to the site development regulations authorized for the "IP" Industrial Park district as set forth in the Land Development Code, except as provided for in this ordinance.
- 2) Calculations for zoning impervious cover, building coverage, and floor-to-area ratios shall be based on the gross site area of the entire Property.
- 3) A site within the Property may extend across a public street or right-of-way.

C. Buffers and Setbacks

- 1) A 50-foot landscaped buffer zone shall be provided and maintained along the northern boundary of the Property adjacent to the Howard Lane/Dessau Road right-of-way in the area between Harris Ridge Boulevard and the western boundary of the residential lots west of Greinert Drive.
- 2) An 80-foot landscaped buffer zone shall be provided and maintained along the property line adjacent to Harris Ridge Boulevard from Josh Ridge Boulevard to

Howard Lane/Dessau Road. The buffer zone shall contain a four to six foot high undulating berm and a minimum of three shade trees and four ornamental trees trees per 100 linear feet along the Harris Ridge right-of-way. Construction of the berm shall begin prior to or concurrent with the construction of any building or parking lot within the area between Harris Ridge Boulevard and the existing row of trees located approximately 300 feet to 600 feet west of Harris Ridge Boulevard. Construction of the berm shall be diligently continued to completion.

Improvements permitted within the buffer zone shall be limited to fences, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.

- 3) A 200-foot building setback shall be maintained from the existing right-of-way line of Harris Ridge Boulevard and between Howard Lane/Dessau Road and Parmer Lane. Improvements permitted within the setback shall be limited to fences, parking, driveways, landscaping, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.
- 4) A 300-foot setback, inclusive of the 200-foot building setback established in Subsection C(3) of this section, shall be maintained along Harris Ridge Boulevard from Parmer Lane to Howard Lane/Dessau Road. No structure shall be built to a height greater than 37 feet within the area. Utility improvements may be constructed within the setback.
- 5) All distances shall be measured from the right-of-way lines that existed on November 14, 1997, or that are shown on the preliminary plan for Harris Ridge (City of Austin File No. C8-84-0150).

Section 4. Landscaping

A. Street Yard Requirements

Street yard requirement calculations shall be based on the gross site area of the entire Property. Alternative compliance for truck staging areas shall be allowed.

B. Tree Protection

The owner of the Property is not required to replace a tree that is less than 19 inches in diameter after the tree is removed. The owner of the Property is required to replace each tree that is 19 inches or greater in diameter inch for inch, after the tree is removed. A surveyed tree that is eight inches or greater in diameter that is permanently preserved within the Property shall be counted toward the replacement of a tree that is 19 inches or greater in diameter that is removed.

Section 5. Transportation

A. Traffic Impact Analysis

No traffic impact analysis shall be required in connection with any zoning, subdivision, site development permit, or other city permit or approval with respect to the Property. No off-site traffic improvements shall be required in connection with any development.

B. Access.

There shall be no curb cuts for vehicular access from the Property to Harris Ridge Boulevard between Josh Ridge Boulevard and Howard Lane. All vehicular access to the Property shall be from other adjacent public streets or through other portions of the Property.

C. Off-Street Parking

- 1) Off-street parking may be provided at any location on the Property, regardless of proximity to a particular building.
- 2) There shall be at least one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be at least one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 3) There shall be at least one off-street loading space per 140,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 4) For manufacturing and related support and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, air return and interstitial,

utility, service and similar spaces shall not be included in determining parking and loading space computations.

- 5) Accessory uses, including kitchen, cafeteria, dining, auditorium and similar spaces, recreational facilities, and day-care center and other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.
- 6) Bicycle parking may be provided as deemed appropriate by the owner of the Property.

Section 6. Water Quality

- A. The Director of the Watershed Protection Utility ("Director") or its successor department may grant a variance to authorize up to 20 feet of cut and fill to construct parking areas, driveways, temporary spoil sites, buildings, and loading docks between buildings. The Director may grant a variance to authorize up to 12 feet of cut and fill to construct a landscape berm. The provisions of Section 13-2-506 of the City Code apply to the variances requested under this section.
- B. Existing stock ponds with wetland characteristics located on the Property may be removed if mitigation is provided. Mitigation may occur within on-site or off-site wet pond water quality controls within the same drainage area or an equivalent mitigation strategy approved by the Director may be used.

Section 7. Master Plan

The owner of the Property shall track zoning impervious cover, building coverage, floor to area ratios, street yard compliance and off-street parking as development occurs on the Property. Current data on the standards shall be provided with each site plan that is submitted to the City for approval.

Section 8. Amendments to City Code

If the City Code is amended to authorize the director of a City department to administratively approve an amendment to or variance of any matters contained herein, the Owner of the Property shall be entitled to obtain an amendment or variance through the administrative process and shall not be required to seek Planning Commission or City Council approval of the amendment or variance.

Austin American-Statesman

PO#: 980226G
Ad ID#: 3KM404800
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

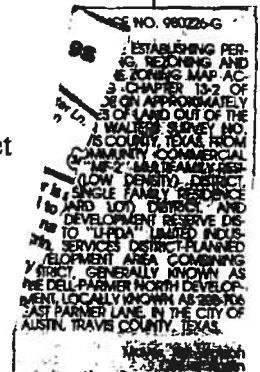
THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

SHARON JANAK

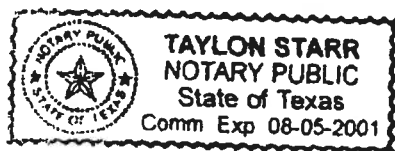
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	3/25/98	Last Published:	3/25/98
Times Published:	1	Classification:	9980
Lines:	27	Cost:	\$75.33



and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 25th day of March 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0124

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 7, 2017, Zoning and Platting Commission

Mar 2, 2017, City Council

Taylor Angle
Your Name (please print)

☐ I am in favor
☒ I object

813207 Bennington Lane, Austin, TX
Your address(es) affected by this application

Taylor Angle *1-27-17*
Signature Date

Daytime Telephone: *512-659-1136*

Comments: *We, The Homeowners Association, agreed to release this property from our HOA many years ago on the condition that this property stay residential, originally it was for single family homes, we do not accept changing this to mixed use after decades of battles to keep it residential. This is near our home and will severely impact our property value, of noise, and quality of life. we object!*

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2016-0124

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 7, 2017, Zoning and Platting Commission
Mar 2, 2017, City Council

ERIC RYDER

Your Name (please print)

13206 Bennington Lane

Your address(es) affected by this application

1-29-2017

Date

[Signature]

Signature

Daytime Telephone: 505 275 9660

Comments: THE LAND IN QUESTION IS SUPPOSED TO REMAIN GREEN SPACE (ONE OF THE MAIN REASONS I PURCHASED MY HOME). DEVELOPMENT OF THE AREA WILL EXACERBATE THE ALREADY UNBEARABLE HIGH-SPEED TRAFFIC ON HARDIS RIDGE BVD. TRAFFIC INCREASE WILL FURTHER DEGRADE THE QUALITY OF LIFE IN MY NEIGHBORHOOD AND ULTIMATELY HAVE A NEGATIVE EFFECT ON PROPERTY VALUES.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0124

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 7, 2017, Zoning and Platting Commission
Mar 2, 2017, City Council

PATRICK BANDY
Your Name (please print)

1106 HAVERTLAND DR, AUSTIN, TX 78753
Your address(es) affected by this application

PATRICK BANDY 1/30/17
Signature Date

Daytime Telephone: 512-922-8091

Comments: IN AGAINST ANY CHANGE IN ZONING THAT
WOULD ALLOW THIS PROPERTY TO BE USED FOR APARTMENTS.
THE ROADS THAT BORDER THIS PROPERTY AND THE WHOLE
AREA ARE ALREADY OVERLY CONGESTED.
IN RECENT YEARS THIS AREA HAS HAD A TREMENDOUS
NUMBER OF APARTMENT COMPLEXES ADDED. LONG TERM
THIS ALWAYS LOWERS HOME VALUES AND RAISES
CRIME. PLEASE, LETS NOT BUILD ANOTHER
GREENSPRINT.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development. *Until further details are provided*

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0124

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 7, 2017, Zoning and Platting Commission
Mar 2, 2017, City Council

Nina Nguyen

Your Name (please print)

1019 Briarcliff Dr. Austin, TX 78753

Your address(es) affected by this application

Nina Nguyen

Signature

1/31/17

Date

Daytime Telephone: _____

Comments: I am writing to object land development near my home regarding Case #: C14-2016-0124, for which Sherri Sirwaitis is the contact person. The Zoning and Platting Commission has not indicated what the development will entail, environmental impact it will have on nearby homes (are of which, is mine) and how the city will plan to provide necessary and efficient traffic infrastructure for an already congested area. I vehemently object to this business development. Thank you.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810